

24
45

M

CUSHMAN &
WAKEFIELD

2445 M STREET NW | WASHINGTON, DC


A NATIONAL OFFICE INVESTMENT ADVISORY GROUP OFFERING

Executive Summary

Cushman & Wakefield is pleased to present for sale **2445 M Street** (“2445 M” or the “Property”). The asset is 87% leased with a 7.7-year WALT and is fully renovated.

Prominently located on one of Washington DC’s major corridors, M Street, the Property benefits from the West End’s 5-star restaurants and luxury hotels along with Georgetown’s 450+ restaurants and shops.

The \$18 million renovation transformed the Property with a new lobby, state-of-the-art fitness and conference centers, and an array of premium tenant amenities including a rooftop terrace, outdoor plaza, secure bike storage, and more. These significant upgrades repositioned the asset as a highly amenitized, strategically located destination for discerning tenants seeking quality and convenience.

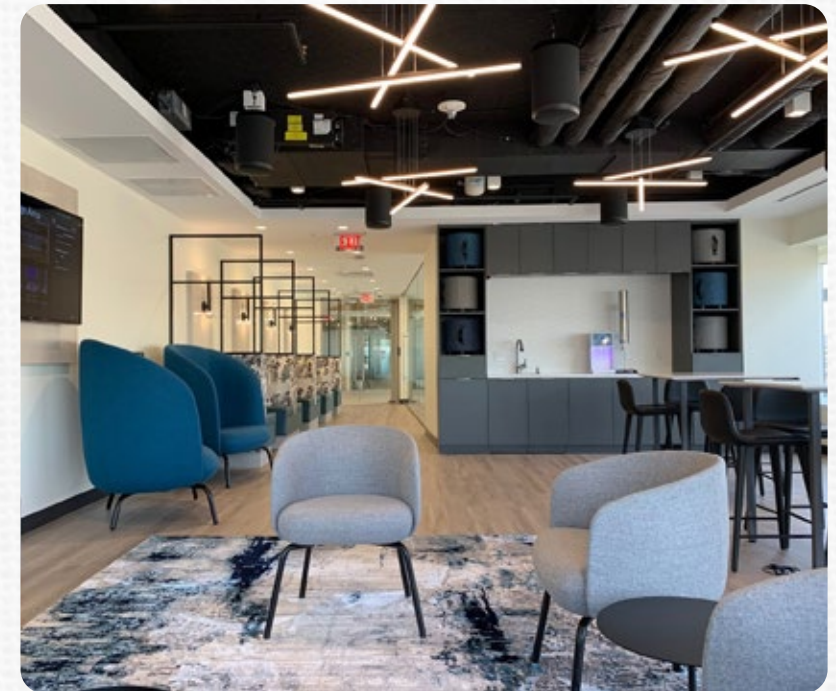


| | | | | | | |
|--------------------------|--------------------------------------------------|---------------------------|---------------------|-------------------------------|--------------------------|-------------------------------------------------|
| Property Overview | ADDRESS 2445 M St NW Washington, DC | SIZE 299,668 SF | STORIES 9 | CURRENT LEASING 87% | WALT 7.7 Years | CERTIFICATION Gold LEED & Energy Star |
|--------------------------|--------------------------------------------------|---------------------------|---------------------|-------------------------------|--------------------------|-------------------------------------------------|

In the Heart of the West End



Fully Reimagined for the Modern Workforce





INVESTMENT SALES CONTACTS

DREW FLOOD
Vice Chairman
+1 202 463 1108
drew.flood@cushwake.com

SHAUN WEINBERG
Executive Director
+1 202 463 1354
shaun.weinberg@cushwake.com

WILLIAM (BILL) COLLINS
Executive Vice Chairman
+1 202 463 1102
william.collins@cushwake.com

PAUL COLLINS
Executive Vice Chairman
+1 202 463 1105
paul.collins@cushwake.com

SHAUN COLLINS
Managing Director
+1 202 495 7055
s.collins@cushwake.com

KEVIN SIDNEY
Director
+1 202 266 1143
kevin.sidney@cushwake.com

FINANCE CONTACTS

MARSHALL SCALLAN
Executive Director
+1 202 463 1118
marshall.scallan@cushwake.com

MICHAEL ZELIN
Executive Director
+1 202 463 1109
michael.zelin@cushwake.com

BINDI SHAH
Managing Director
+1 202 266 1177
bindi.shah@cushwake.com